

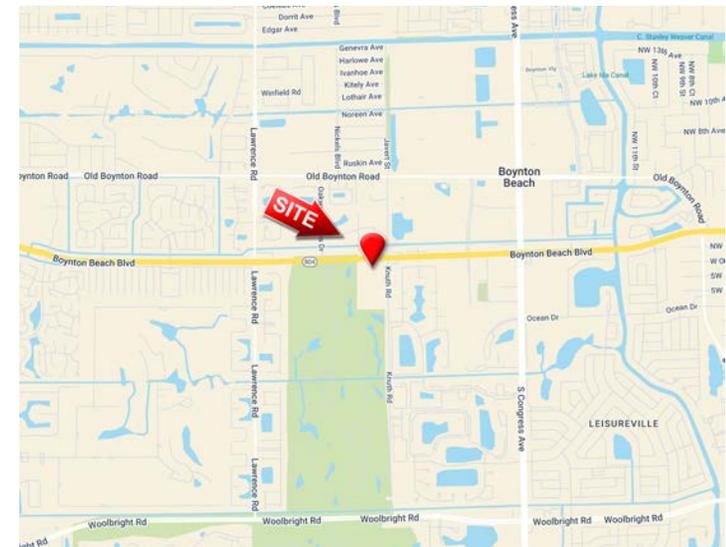
SHALIMAR AT BOYNTON BEACH | RETAIL SPACE FOR LEASE

Boynton Beach Blvd & Knuth Rd | Boynton Beach, FL



HIGHLIGHTS

- Shalimar at Boynton Beach is a mixed-use luxury rental apartment community that will consist of 262-units within eleven 3 story buildings, clubhouse, beach entry pool and 5,200 SF of retail space located along Boynton Beach Boulevard.
- Out front Parking will consist of 45 spaces for retail at 8.65 spaces per 1,000 SF.
- Commercial space totals 5,200 SF.
- Potential 2 to 4 spaces ranging in size from 1,177 SF to 1,537 SF. Can be combined to be two spaces of 2,821 SF on the east side and 2,379 SF on the west side.
- Strong residential in the immediate area.
- Minutes from retail, shopping and I-95.
- Busy east west throughfare along Boynton Beach Blvd that has 43,500 vehicles per day.



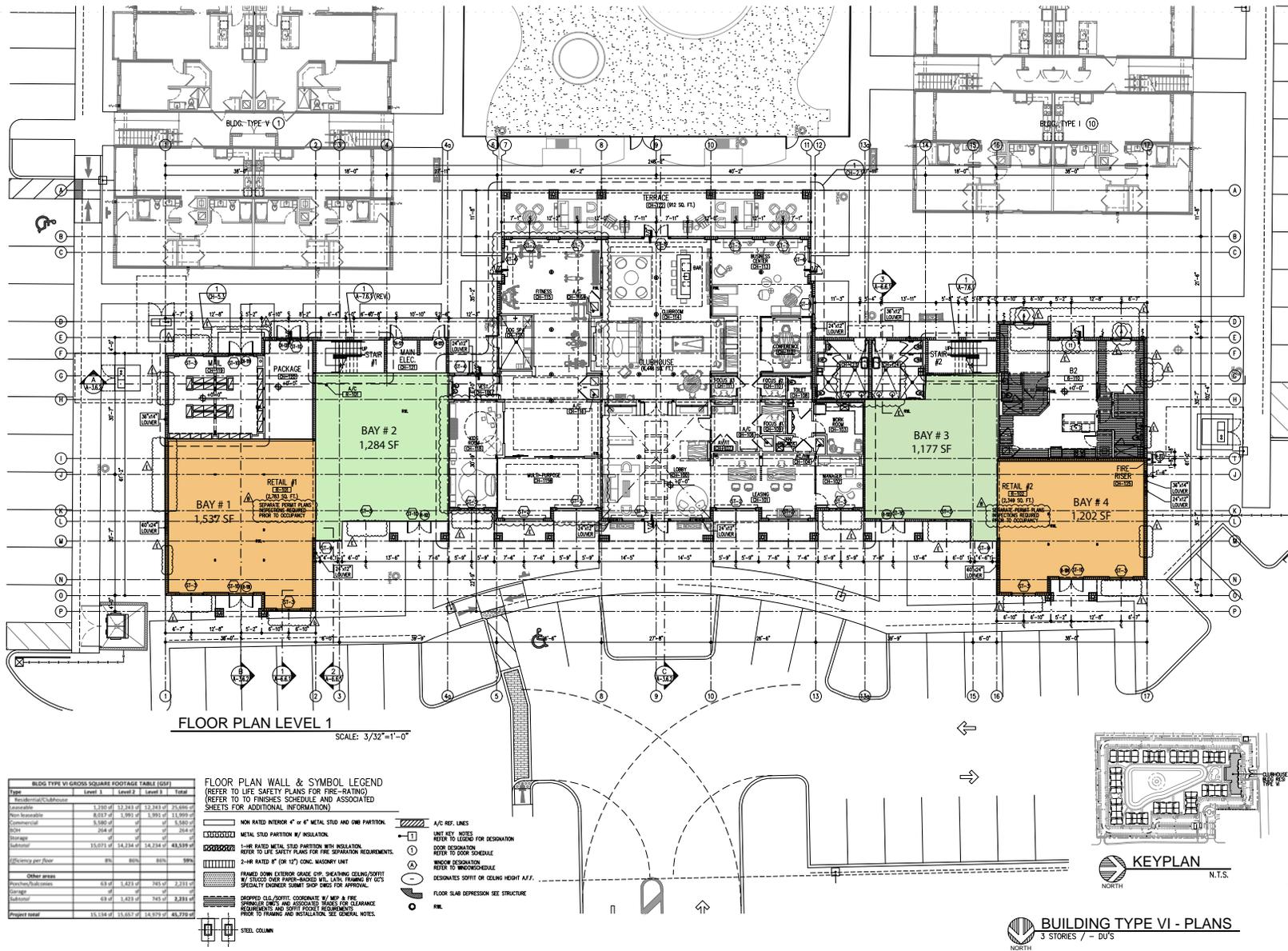
Demographics	1 Mile	3 Miles	5 Miles
Population	11,879	120,805	259,849
Daytime Employees	8,613	50,409	104,765
Average HH Income	\$79,875	\$85,480	\$95,352
Median Age	48.5	47.6	49.7



Blair Lee | 561.628.6683 | blair@lighthouserealtysvs.com

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FLOOR PLAN LEVEL 1
SCALE: 3/32"=1'-0"

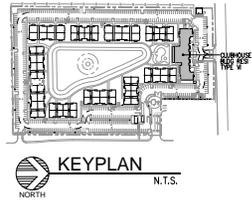
Type	BLDG TYPE VI GROSS SQUARE FOOTAGE TABLE (GSF)		
	Level 1	Level 2	Level 3
Manufacturing/Commercial	1,110	12,343	12,343
Residential	8,027	1,991	1,991
Community	5,100	0	1,561
Office	204	0	204
Storage	0	0	0
Other areas	15,071	14,234	14,234
Efficiency per floor	8%	80%	80%

FLOOR PLAN WALL & SYMBOL LEGEND
(REFER TO LIFE SAFETY PLANS FOR FIRE-RATING)
(REFER TO FINISHES SCHEDULE AND ASSOCIATED SHEETS FOR ADDITIONAL INFORMATION)

- NON RATED INTERIOR 4" or 6" METAL STUD AND CIMB PARTITION
- METAL STUD PARTITION w/ INSULATION
- 1-HR RATED METAL STUD PARTITION WITH INSULATION
- 2-HR RATED 8" (OR 12") CONC. MASONRY UNIT
- FRAMED DOWN EXTERIOR GRADE CIP, SHEARING CEILING/SOFT FLOOR TO LIFE SAFETY PLANS FOR THE SEPARATION REQUIREMENTS.
- DRIPPED CIP JOISTS COORDINATE w/ MEP & FIRE SPRINKLER RISERS AND ACCORDING TRADES FOR CLEARANCE REQUIREMENTS AND SOFFIT POCKET REQUIREMENTS. PRIOR TO FRAMING AND INSTALLATION. SEE GENERAL NOTES.
- STEEL COLUMN

SYMBOL LEGEND

- A/C REF. LINES
- UNIT KEY NOTES
- DOOR DESIGNATION
- WINDOW DESIGNATION
- REFER TO WINDOW SCHEDULE
- DESIGNATES SOFFIT OR CEILING HEIGHT AFF.
- FLOOR SLAB DEPRESSION SEE STRUCTURE
- R.N.



BUILDING TYPE VI - PLANS
3 STORES / - DU'S

REVISIONS	BY
1. BUILDING CIP CONCRETE POUR ALL 11/20/2023	
2. BLDG RPT COMMENTS ALL 11/20/2023	
3. OWNER REQUESTED VE ALL 11/20/2023	

MSA ARCHITECTS, INC.
1000 BOYNTON BEACH BLVD
SUITE 101-102
BOYNTON BEACH, FL 33426
(407) 338-9911

MSA ARCHITECTS ARCHITECTURE & PLANNING

SHALIMAR AT BOYNTON BEACH
FOR THE INITIAL
TM REG. AT
BOYNTON BEACH, FLORIDA

ARCHITECTS BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECTS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2020) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633.1, F.S. (2020).

DATE: 11/03/2023
SCALE: AS SHOWN
SHEET TITLE: BUILDING TYPE VI LEVEL 1
SHEET NUMBER: A-2.6.1

REV. E - 07/29/2024

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LIGHTHOUSE
REALTY SERVICES

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